

California, Monterey Co.

2003 0175
IGSL

281

Public Services & Facilities Element
of

THE GENERAL PLAN

Carmel Valley-Carmel Highlands Study Area

MONTEREY COUNTY

Land Use
Circulation
Population

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JUN 9 2003

UNIVERSITY OF CALIFORNIA

LOAN NO. 4424

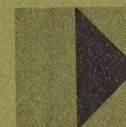
Envir. Design Liby.
URBAN PLAN
DEPOSITORY



NEILL ENGINEERS INC.

Carmel • Monterey • California

CONSULTING CIVIL ENGINEERS



HAHN, WISE and
ASSOCIATES, INC.

1558 Laurel Street • San Carlos, California
PLANNING CONSULTANTS

A detailed topographic map of the Carmel Valley and Carmel Highlands Project area. The map shows the Carmel River flowing through the valley, with various ridges and hills. Key locations include Carmel, San Francisco, and Carmel Valley. A dashed line outlines the project study area. A scale bar indicates 1 inch equals 2000 feet. A north arrow is present in the upper left corner. The map is labeled with various geographical features and place names, including Carmel, San Francisco, Carmel Valley, Carmel Highlands, and Carmel Project Study Area.



Digitized by the Internet Archive
in 2026 with funding from
State of California and California State Library

<https://archive.org/details/C124925694>

PUBLIC SERVICES & FACILITIES ELEMENT

OF

THE GENERAL PLAN

CARMEL VALLEY, CARMEL HIGHLANDS

Monterey County, California

POPULATION

LAND USE

CIRCULATION

March - 1969

The preparation of maps and report was financed in part through an Urban Planning Grant from the Dept. of Housing & Urban Development, under the provisions of Section '701' of the Housing Act of 1954, as amended.

Neill Engineers
Consulting Engineers
Monterey, California

Hahn, Wise and Associates, Inc.
Planning Consultants
San Carlos, California

HT 393
C32
M658
1969
ENVI

INDEX

	<u>Page</u>
Project Boundaries & Topographical Map	
Goals of the General Plan - County-wide	1
The Study Area	2
The Study	2
Monterey County Planning Areas Map	3
Population Element	4
Population by Census Areas	7
Population Graph - County	8
Carmel Valley	
Carmel Highlands	9
Existing Land Use	10
Index to Existing Land Use Maps	11
Existing Land Use Maps	12-17
Analysis Existing Land Use	18
Public Services and Facilities Plan	19
Objectives - Principles and Standards - Carmel Valley	19
Objectives - Principles and Standards - Carmel Highlands	20
A Summary of the General Plans	22
Index Map	23
The Plan Maps	24-31

INDEX Cont'd

APPENDIX - Excerpts from Monterey County General Plan including
Objectives, Principles and Standards.

GOALS OF THE GENERAL PLAN COUNTY WIDE

To maintain the character and the natural amenities of Monterey County while providing for its inevitable growth.

To establish a compatible relationship between the expanding population of the county, its social and economic aspects and natural resources.

To provide for maximum individual freedom of choice of working place, dwelling place, a place to play and a choice of leisure time activity, yet protect the economy while recognizing and preserving the natural resources of the county.

To help maintain a balanced economy by providing logical areas for industrial development.

To employ different concepts of open space as a method of retaining the natural beauty and attractive appearance of the county.

To protect and promote the interests of the county as they relate to the surrounding region and state.

To coordinate state and federal developments with future plans for Monterey County.

To form a partnership between government and private enterprise.

To encourage the development of private general plans within the framework of the Monterey County General Plan.

THE STUDY AREA

The study area includes the Monterey County Plan Areas known as:

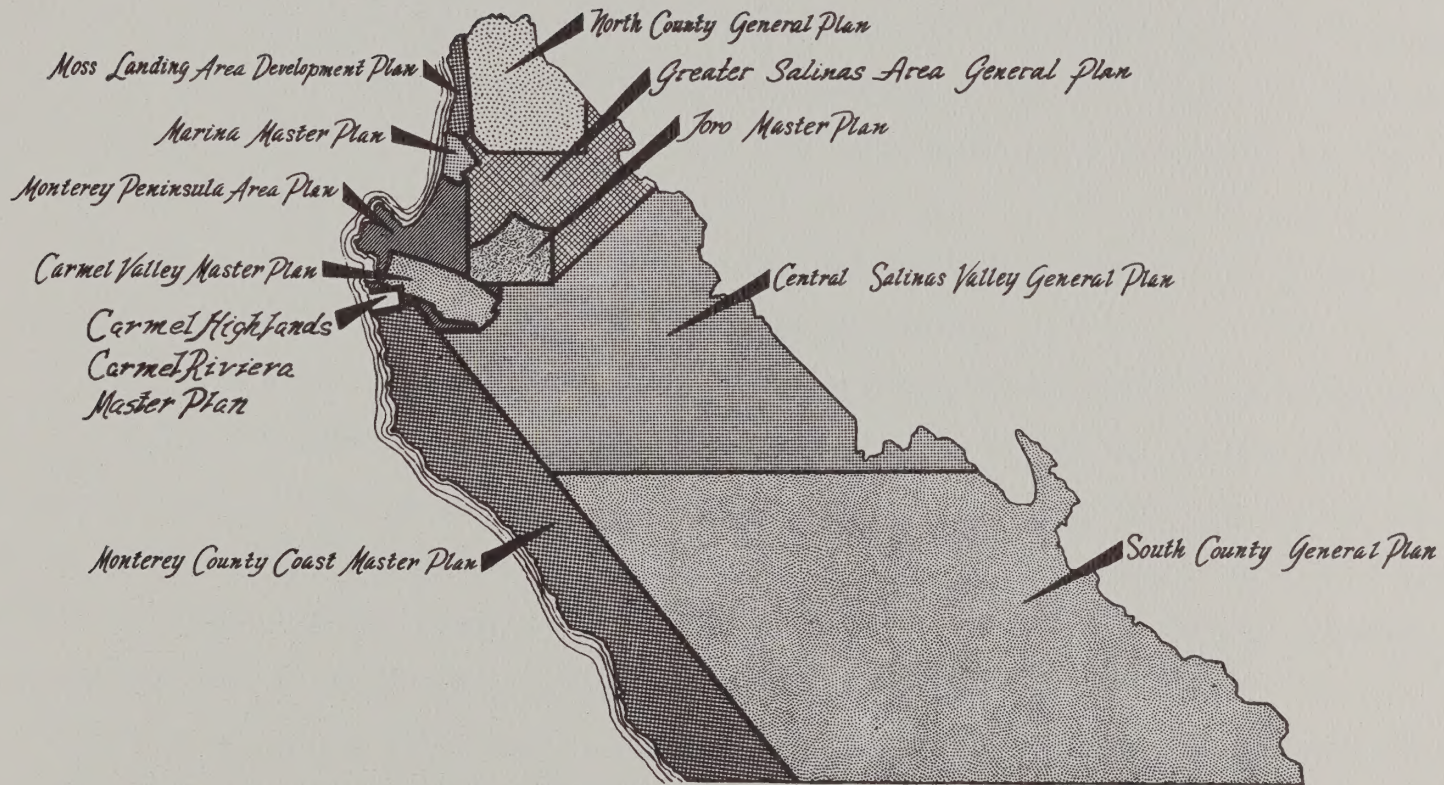
1. The Carmel Valley Master Plan Area
2. The Carmel Highlands, Carmel Riviera Master Plan
3. A portion of Monterey County Coast Master Plan
4. A portion of the Monterey Peninsula Area Plan

THE STUDY

The Study includes the following:

1. Updating Existing Land Use in the Planning Area
2. Determining general areas in each Land Use classification
3. Review of the Land Use Plans of the three areas
4. Coordination of the Plans
5. Population studies by areas
6. Sanitary sewage collection and disposal
7. Flood control and drainage
8. Water distribution system
9. Cost estimates

Monterey County Plan Areas



POPULATION ELEMENT

Monterey County has not been affected with extremes of population influx. The County's 190 years of urbanization has developed at a rather leisurely pace, thus most of the County is unpopulated and the rural lands untouched by major or extensive developments.

The County's early census records indicate that in 1880 there were 1872 residents, and by the year 1890 population had increased to approximately 18,637 persons. There were approximately 62% of these people residing north of the town named Gonzales, and 32% either living in Gonzales or South Monterey County.

Monterey County had substantial population increases between 1920 and 1940, prior to World War II, but not as measurable as the years to follow.

The War and Post-War years have shown quite a sizeable increase in population for the area. The 1966 population census indicated that there were 224,316 people residing in the County, with most of the population concentrated in the Monterey Peninsula area and in the City of Salinas. The population of Monterey County will continue to increase, bringing attendant needs for Capital Improvements, such as schools, recreation areas, housing, water, sanitary and public facilities, roads and many other needs and services.

If Monterey County continues to grow at the same rate of increase as it did between 1960 and 1966 it will have a population of 287,000 by 1970; 425,000 by 1980 and a projected 520,000 persons by 1985. This growth would mean providing public services and facilities for an additional 63,380 persons by 1970, 200,684 persons by 1980, and an additional 295,600 persons by 1985.

The Carmel Valley and Carmel Highlands-Riviera areas of Monterey County have also experienced a steadily increasing growth. Studies conducted in July of 1955 estimated a population of 2500 people at that time. In 1960 it showed 3,536 people, and the Special Federal Census in February 1966 showed a Carmel Valley population of 5,880, an increase of 71% in the six year period. A projection of anticipated growth in the area indicates that Carmel Valley will exceed 16,000 people by 1985. Carmel Highlands-Riviera has increased slowly because of its steep terrain, large land holdings and proximity to the Pacific Ocean. The 1960 census showed the population of the Carmel Highlands including all of the area to Mal Paso Creek to be 404, and the 1966 Special Census indicated 546 people.

Because the area is a Peninsula and the location of Fort Ord is forming a growth block, Carmel Valley and Carmel Highlands-Riviera becomes one of the only two areas available for expansion.

In addition to the people who live in Monterey County, there are a great number of visitors (four million per year) - Persons who live outside the County and enter it for business, pleasure, or for some other purpose. Therefore, the facilities existing in Monterey County must be geared to accommodate a population far greater than the resident population. The largest concentration of military personnel in Monterey County is on the Monterey Peninsula where it constitutes approximately one-third of the population. However, it is anticipated that the proportion of military population as compared to civilian population will decrease.

Population forecasts can only be estimates, as a change in economic structure could materially alter the present trends. However, due to its geographical location, in ex-

panding California, it is entirely possible that within the next twenty years Monterey County could experience an accelerated rate of growth far exceeding the estimates.

The following plates indicate the population of the County projected to 1985, a Census Division Map and Population by Areas Projected to 1985, and a Maximum Capacity based on the Land Use Plans for the areas under study.

The population projections were based on the following densities:

1. Urban areas - four to six families per acre
2. Agricultural - Residential areas - 1 family per acre.
3. Rural Residential areas - $1/2$ to $2/5$ families per acre.
4. Agricultural areas - $1/10$ to $1/5$ families per acre.
5. Mountainous areas - $1/2$ to $1/3$ families per acre.

AREA POPULATION BOUNDARIES

CARMEL VALLEY - CARMEL HIGHLANDS GENERAL PLAN

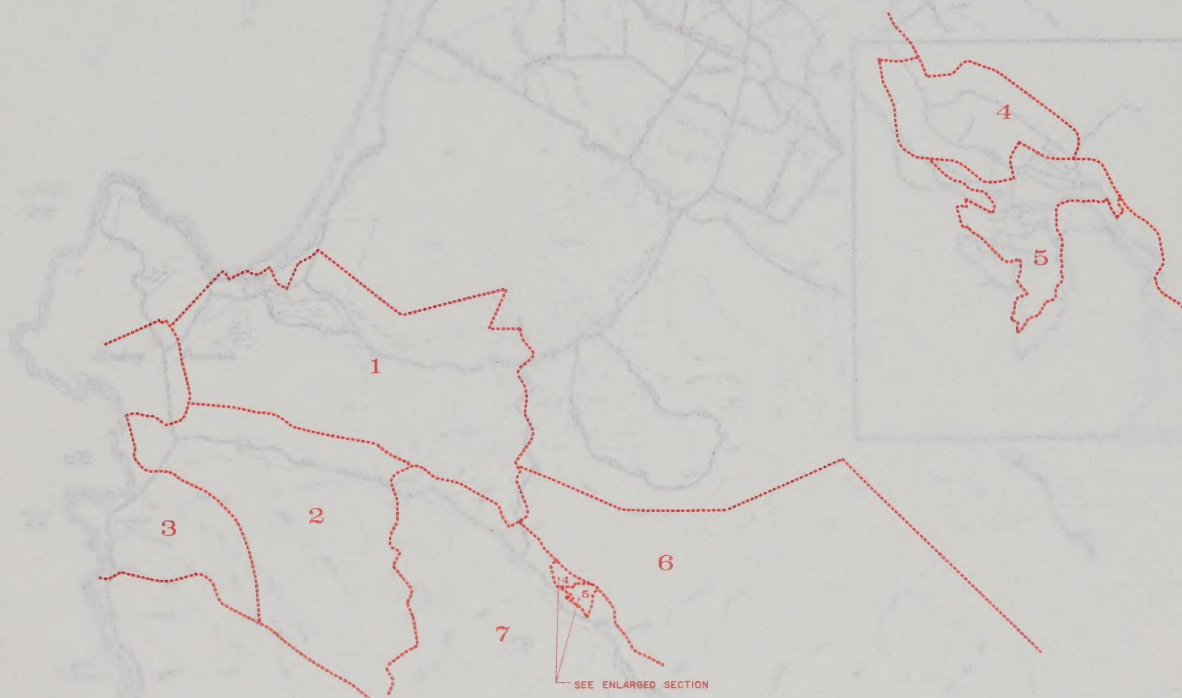


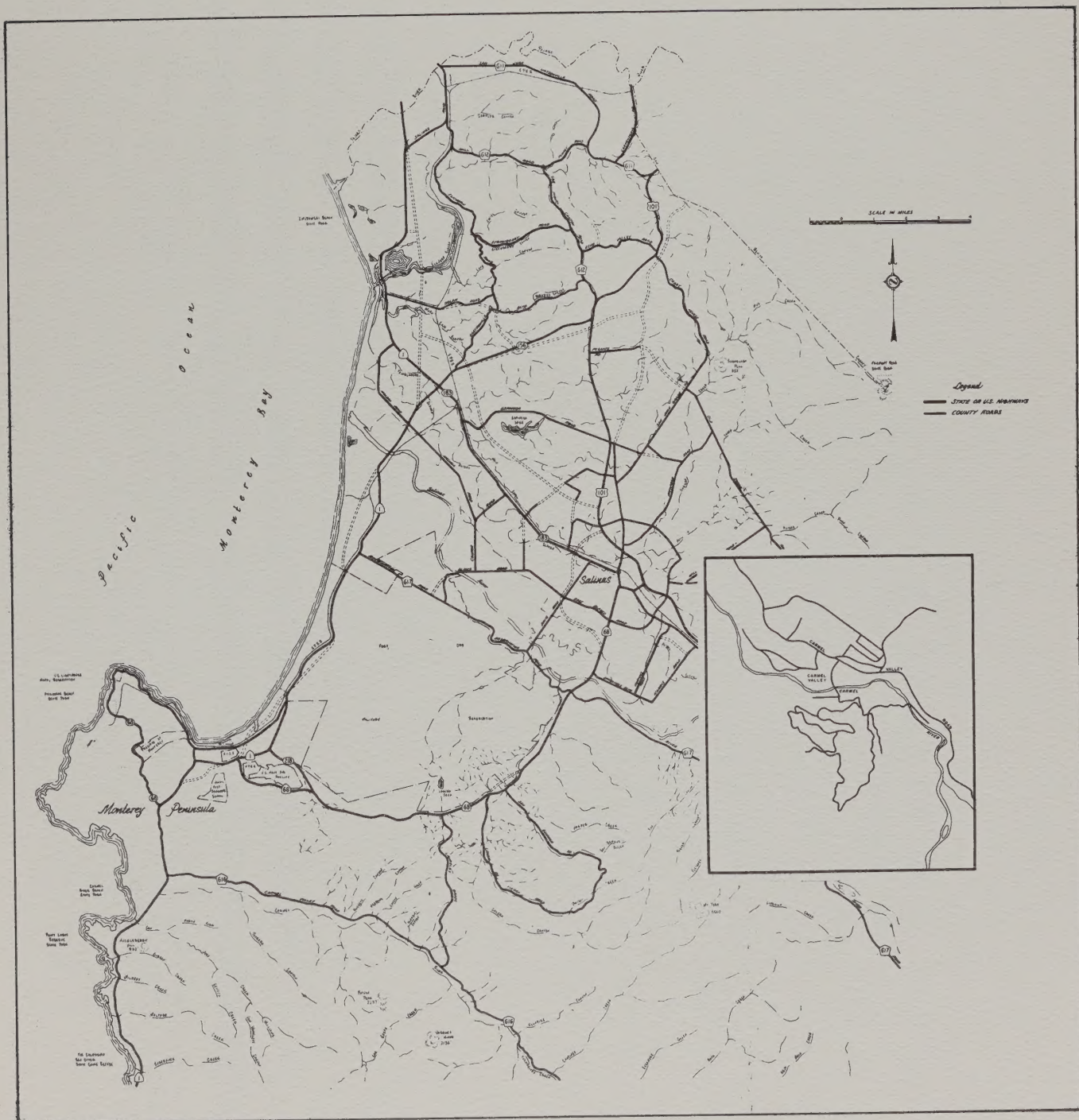
LEGEND

- 2 Area Number
- Area Boundary

YEAR	POPULATION						
	1	2	3	4	5	6	7
1960	533 (1347)*	896	404	459	372	753	503
1966	1318 (1818)*	1797	546	688	568	901	608
1970	1720	2340	800	700	620	1260	850
1975	2580	3510	1200	750	700	1755	1185
1980	3540	4680	1600	800	800	2500	1700
1985	5100	7000	2000	850	1000	3500	2300
CAPACITY	11200	12700	5000	900	1500	7300	5900

* Includes all of E D # 23





Year People

1850 1,872

1860 4,739

1870 9,876

1880 11,302

1890 18,637

1900 19,380

1910 24,146

1920 27,980

1930 53,705

1940 73,032

1950 130,498

1960 198,351

1970 287,700

1980 425,000

1985 520,000

MONTEREY COUNTY POPULATION ESTIMATES
1850 - 1985

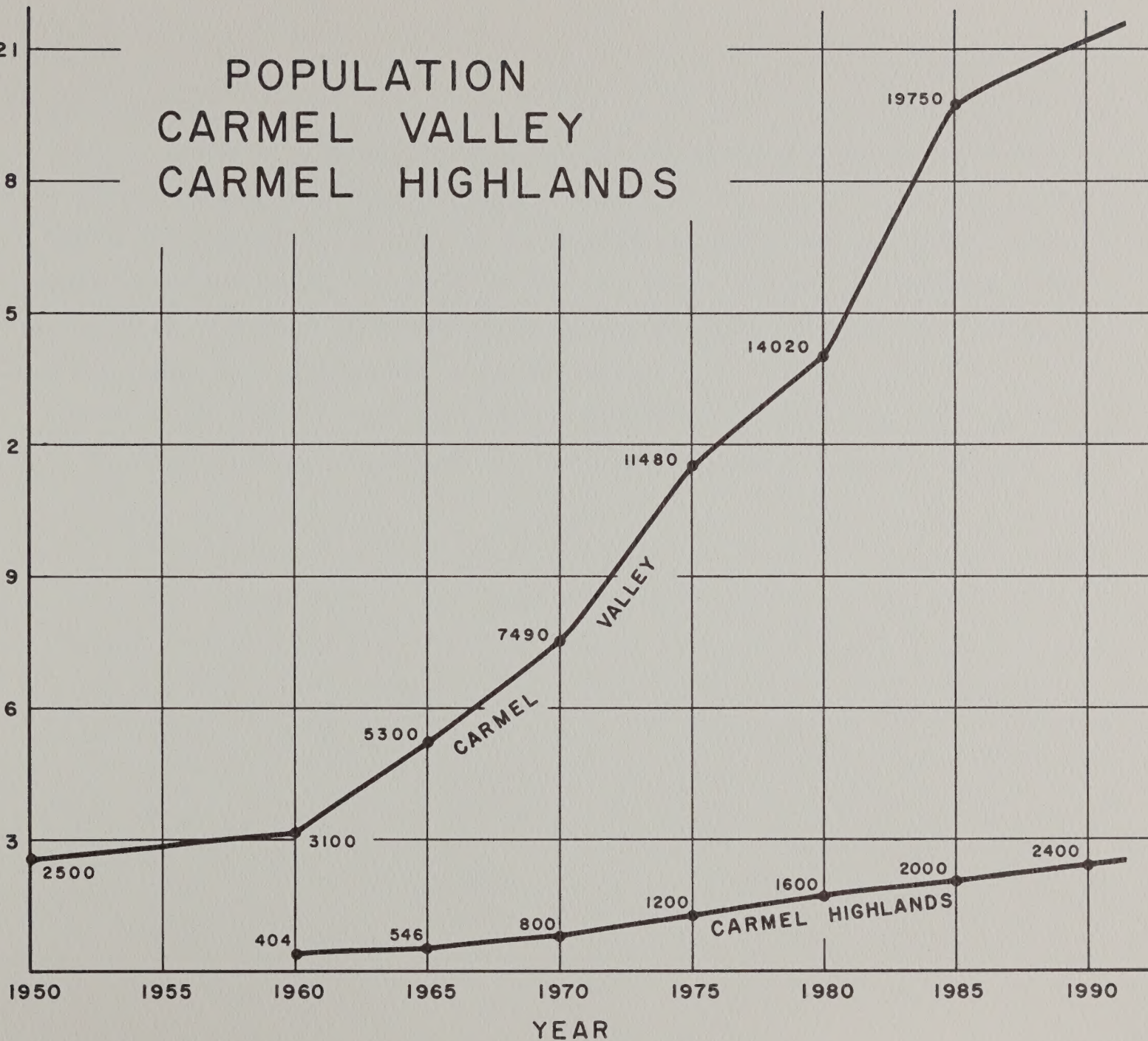
NOTE: San Benito County was separated
from Monterey County in 1872.

REFERENCE: U.S. Bureau of the Census
Monterey County Planning Department

0 40 80 120 160 200 240 280 320 360 400 440 480 520 560
Thousands

POPULATION CARMEL VALLEY CARMEL HIGHLANDS

POPULATION (IN THOUSAND)



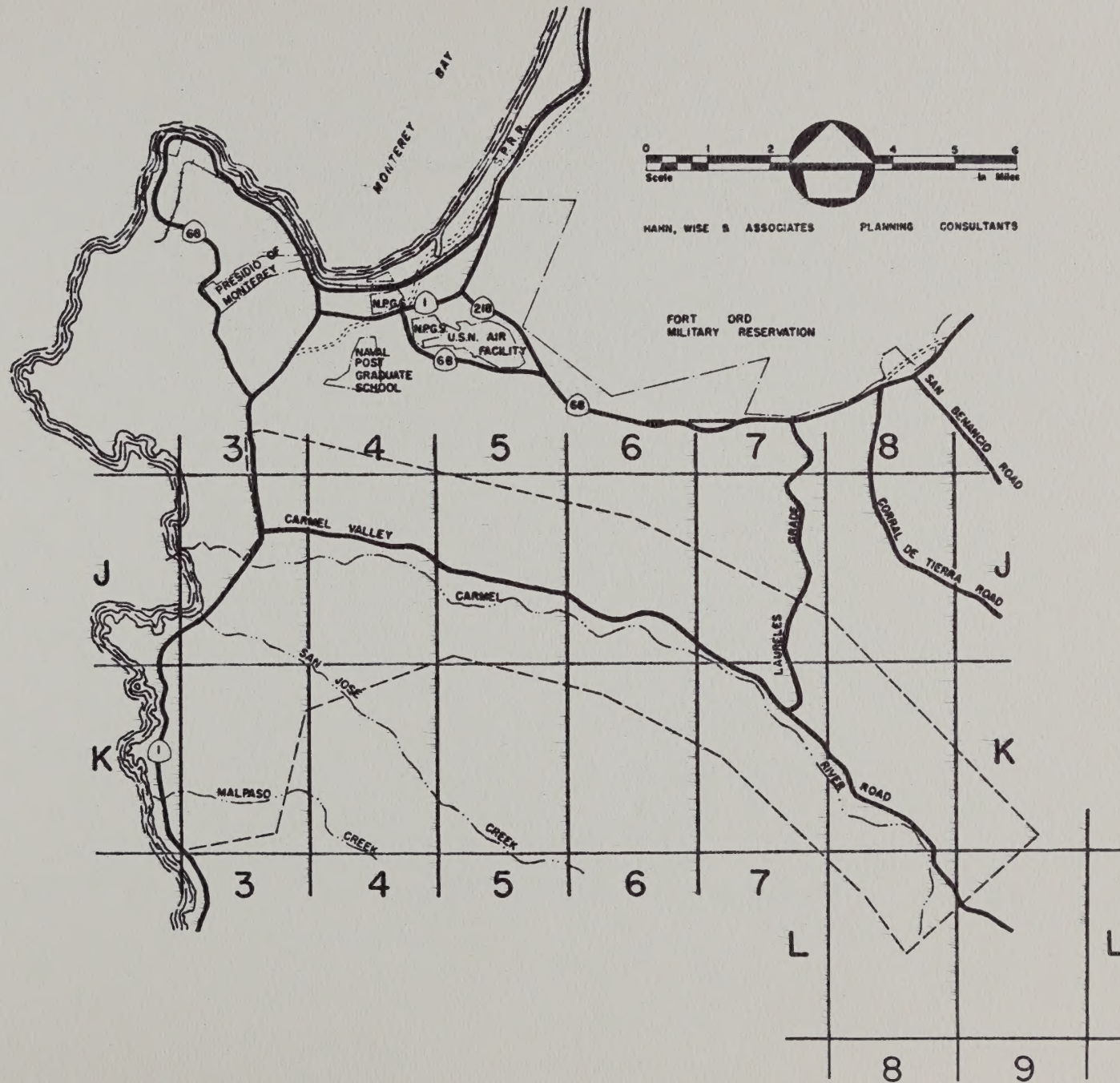
EXISTING LAND USE

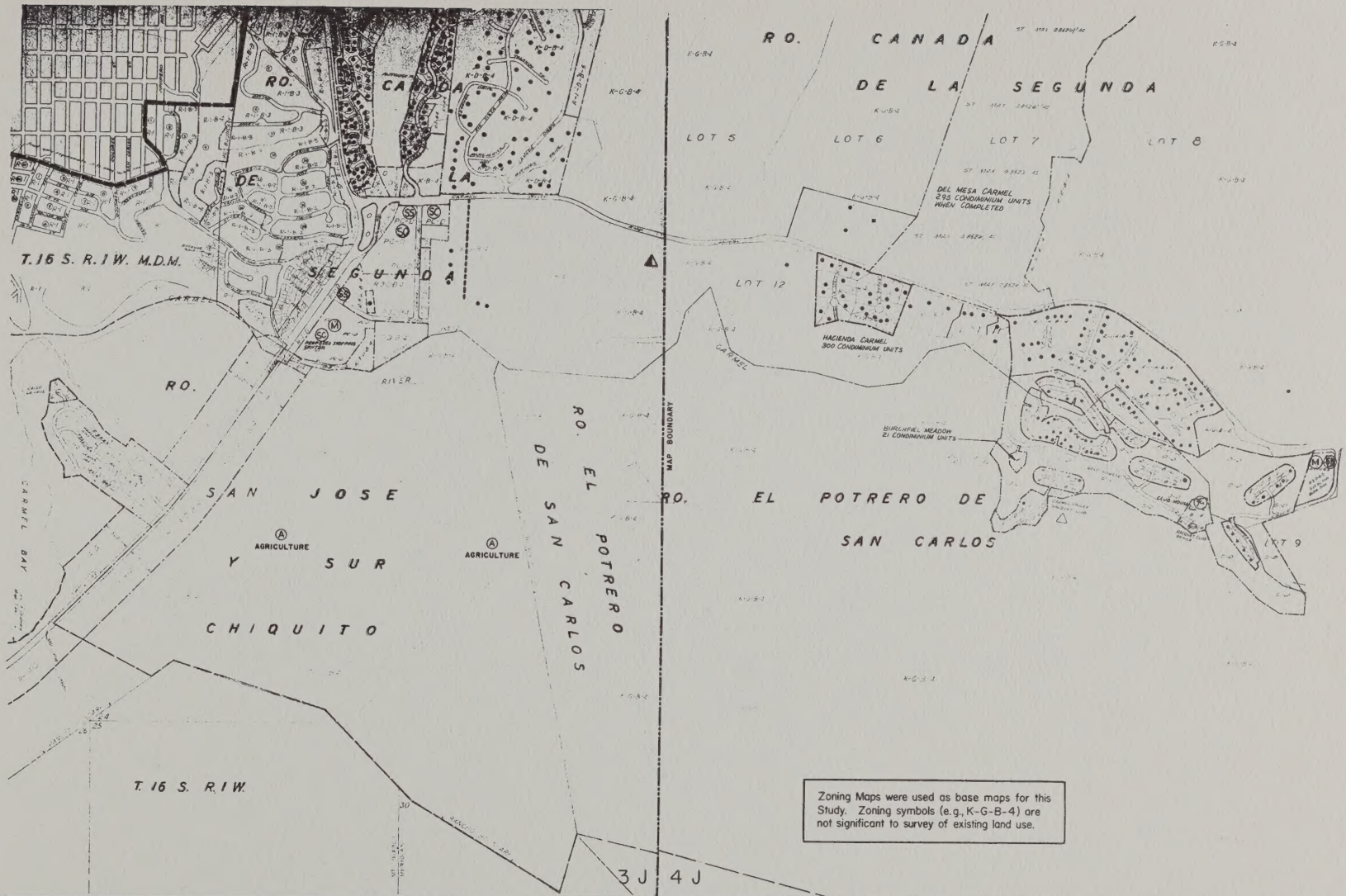
The maps following graphically illustrate the existing land use in the Carmel Valley and Carmel Highlands-Riviera area.

The detailed inventory was updated in the fall of 1968. The use of each parcel was noted in the two areas, excluding the City of Carmel. The area encompasses some 47 square miles, extending south approximately one mile past Malpaso Creek in the Carmel Highlands, and includes all of Carmel Valley.

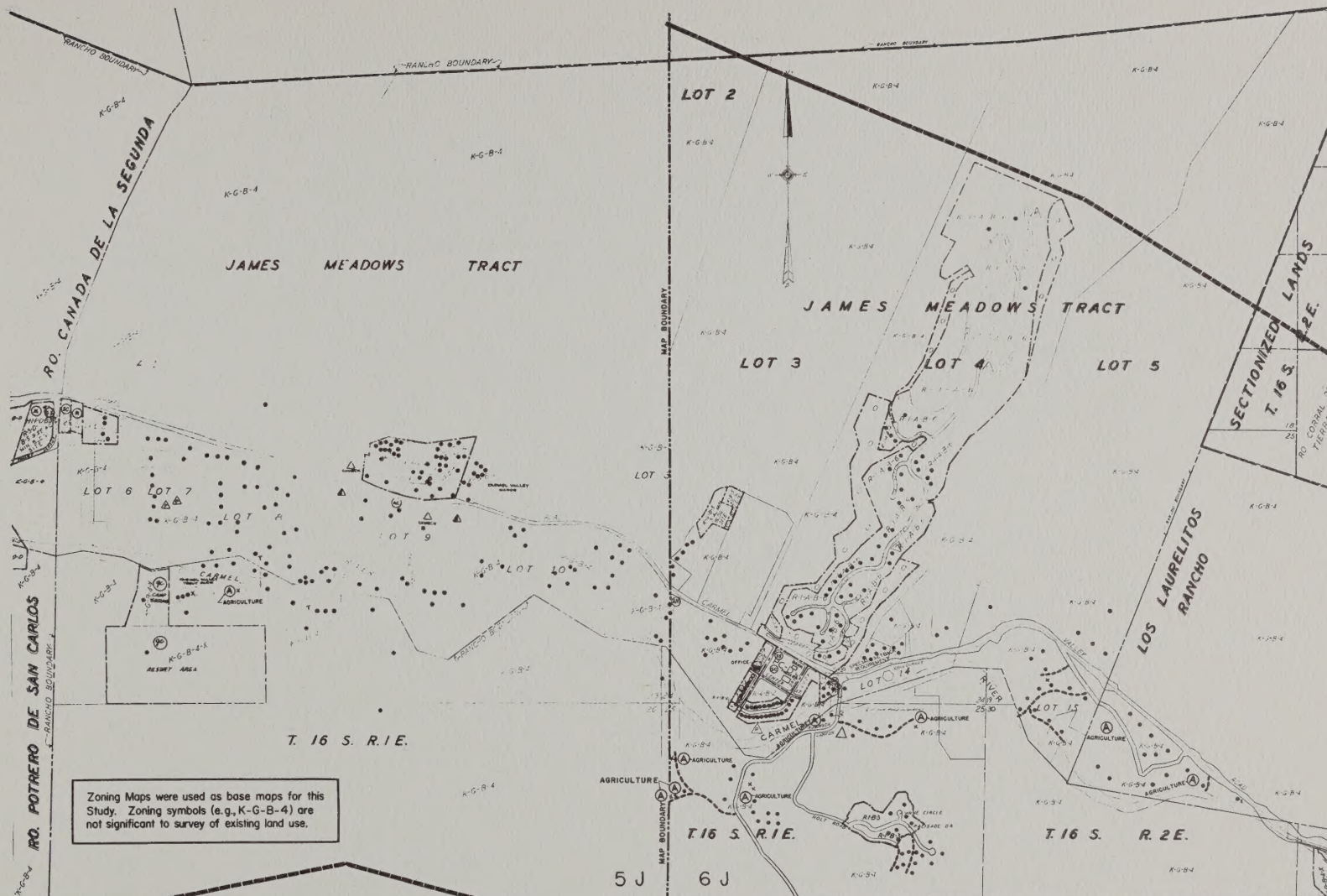
The Carmel-By-The-Sea urban area and its problems have been considered in the study. The data previously developed for the area was taken into consideration.

INDEX TO EXISTING LAND USE MAPS





MAP 3J&4J	EXISTING LAND USE			
CARMEL VALLEY / HIGHLANDS GENERAL PLAN  HAHN, WISE & ASSOCIATES PLANNING CONSULTANTS NOVEMBER 1968	Single Family Dwelling Trailer Duplex Multiple Family Dwelling General Commercial Retail Commercial Wholesale Commercial	• T □ ○ ⊙ ⊙ ⊙ ⊙ ⊙	Service Station Industrial Agricultural Residential Nursery Public Use & Public Utility Labor Camp Motel ⊙ ⊙ ⊙ ⊙ ⊙ ⊙ ⊙ ⊙	Park School Trailer Court Agricultural Commercial Shopping Center Private Road Planning Area Boundary ⊙ ⊙ ⊙ ⊙ ⊙ ⊙ ⊙ ⊙



Zoning Maps were used as base maps for this Study. Zoning symbols (e.g., K-G-B-4) are not significant to survey of existing land use.

MAP 5J&6J

CARMEL VALLEY / HIGHLANDS
GENERAL PLAN



HAIR, WISE & ASSOCIATES PLANNING CONSULTANTS

NOVEMBER 1968

EXISTING LAND USE

Single Family Dwelling
Trailer
Duplex
Multiple Family Dwelling
General Commercial
Retail Commercial
Wholesale Commercial

•
T
□
○
⊙
⊙
⊙
⊙

Service Station
Industrial
Agricultural Residential
Nursery
Public Use & Public Utility
Labor Camp
Motel

SS
⬡
AR
AN
⬢
LC
M

Park
School
Trailer Court
Agricultural Commercial
Shopping Center
Private Road
Planning Area Boundary

○
▲
⊙
⊙
⊙
⊙
⊙

EXISTING LAND USE

MAP 6K & 7J

CARMEL VALLEY / HIGHLANDS
GENERAL PLAN



NOVEMBER 1968

- Single Family Dwelling
- Trailer
- Duplex
- Multiple Family Dwelling
- General Commercial
- Retail Commercial
- Wholesale Commercial
- Service Station
- Industrial
- Agricultural Residential
- Nursery
- Public Use & Public Utility
- Labor Camp
- Motel
- Park
- School
- Trailer Court
- Agricultural Commercial
- Shopping Center
- Private Road
- Planning Area Boundary

- T
-
-
- GC
- R
- W
- SS
- AR
- AN
- △ P
- LC
- M
-
- ▲ TC
- AC
- SC

7 J

RD. CORRAL DE TIERRA

RD. LOS

LAURELITOS

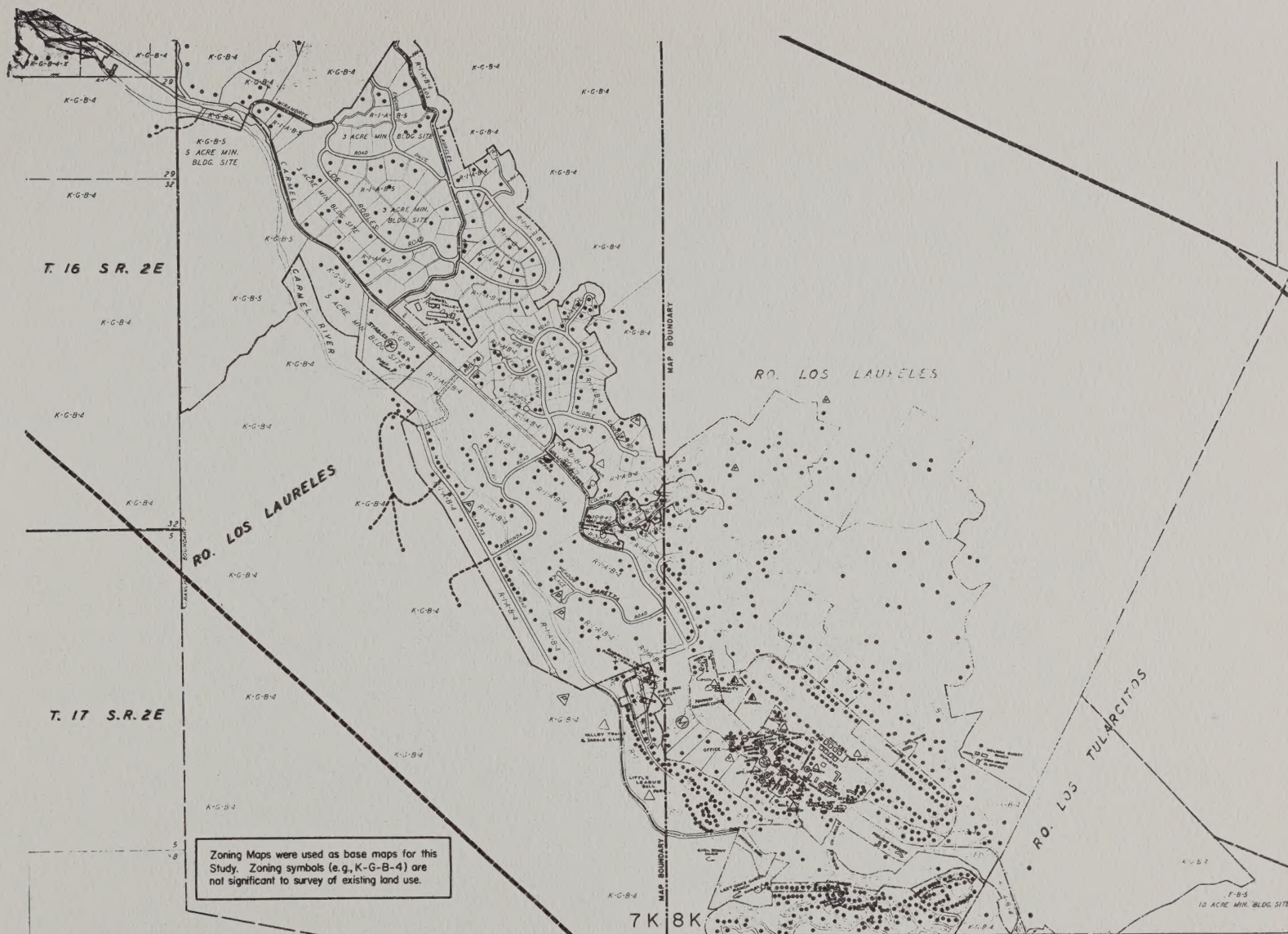
RD. LOS

LAURELES

6 K 7 K

RD. SAN FRANCISQUITO

Zoning Maps were used as base maps for this Study. Zoning symbols (e.g., K-G-B-4) are not significant to survey of existing land use.



MAP 7K&8K

CARMEL VALLEY / HIGHLANDS
GENERAL PLAN



NOVEMBER 1968

EXISTING LAND USE

• Single Family Dwelling
T Trailer
□ Duplex
○ Multiple Family Dwelling
QC General Commercial
R Retail Commercial
W Wholesale Commercial

• Service Station
Industrial
Agricultural Residential
Nursery
Public Use & Public Utility
Labor Camp
Motel

SS
○
AR
AN
△
LC
M

Park
School
Trailer Court
Agricultural Commercial
Shopping Center
Private Road
Planning Area Boundary

○
▲
TC
AC
SC

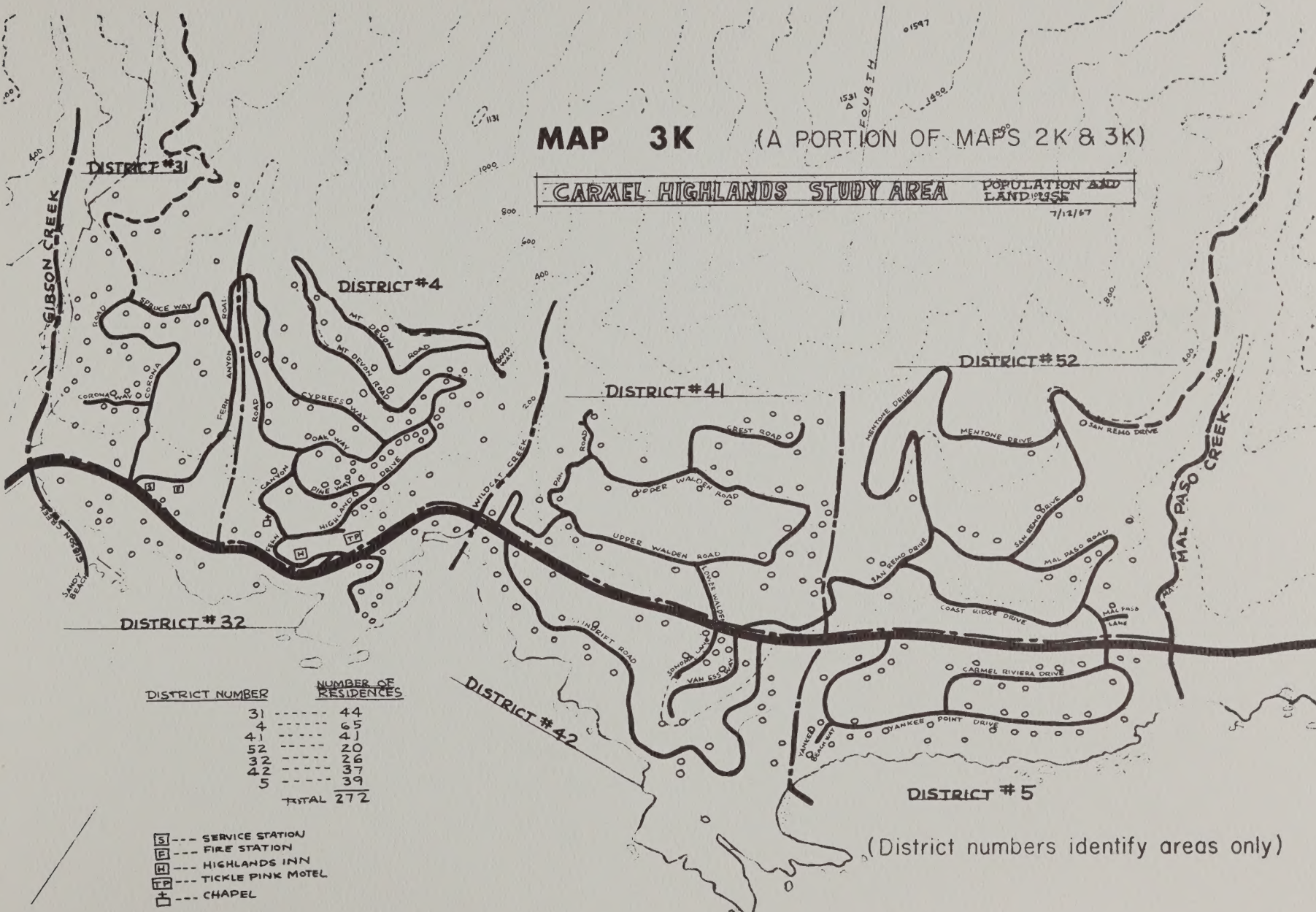
MAP 3K

(A PORTION OF MAPS 2K & 3K)

CARMEL HIGHLANDS STUDY AREA

POPULATION AND
LAND USE

7/12/67



DISTRICT NUMBER	NUMBER OF RESIDENCES
31	44
4	65
41	41
52	20
32	26
42	37
5	39
TOTAL	272

- [S] --- SERVICE STATION
- [F] --- FIRE STATION
- [H] --- HIGHLANDS INN
- [TP] --- TICKLE PINK MOTEL
- [*] --- CHAPEL

(District numbers identify areas only)

EXISTING LAND USE

Carmel Valley-Carmel Highlands

1968 Map totals, in acres

LEGEND	3J	4J	5J	6J	7J	6K	7K	8K	8L	9L	All Other Inc. 3K	TOTAL
Single Family Dwelling	133.0	110.0	150.0	158.0	20.0	2.0	476.0	320.0	131.0		670.0	1,500.0
Trailer												
Duplex								6.0				6.0
Multiple Family Dwelling								3.0				3.0
General Comm'l.		3.0	94.5	2.9			20.0					120.4
Retail Comm'l.			2.0	0.2				10.0				12.2
Wholesale Comm'l.												
Service Station	0.3		1.0	0.6				1.5			0.5	3.4
Industrial												
Agricultural												
Residential												
Nursery			6.0					0.5				6.5
Public Use & Public Util.			12.0				21.5	62.0				95.5
Labor Camp												
Park							14.5					14.5
School	10.0		20.0					13.0	1.5			44.5
Trailer Court												
Agricultural Comm'l.			17.5									17.5
Motel			9.5				20.0	34.0	3.5		20.0	67.0
Shopping Center	26.7			3.3								30.0
Subtotal	170.0	113.0	312.5	165.0	20.0	2.0	552.0	450.0	136.0		390.05	1,920.50
Vacant	2866	3933.0	3528.5	2979.0	1527.0	1018.0	2088.0	3162.0	840.0	184.0	-	
Total	3036.0	4046.0	3841.0	3144.0	1547.0	1020.0	2640.0	3612.0	976.0	184.0	8000.0	32,046.0

PUBLIC SERVICES AND FACILITIES ELEMENT
OF THE GENERAL PLAN

OBJECTIVES - CARMEL VALLEY

To preserve the rural character and native beauty of the Carmel Valley while serving as a general guide to direct its development. The plan will protect and enhance its natural environs while providing sufficient space for proper growth.

It will further the welfare of the people in the area by creating an increasingly better, more helpful, convenient and attractive place to live, work and play.

PRINCIPLES AND STANDARDS - CARMEL VALLEY

1. The character of the Valley is to be mainly residential farming
2. Building sites are to be generally one acre or greater
3. Shopping areas are to be few in number, subject to design control and provide off-street parking.
4. Resort hotels and clubs, executive offices and research laboratories on large parcels of land should be considered and integrated into the plan after careful study and determination that such uses or location will not be detrimental to the surrounding properties and the community as a whole.
5. There shall be no industrial development other than those limited in nature. These should only be approved after careful study and be used as transitional between commercial and non-commercial areas.

6. Multiple family areas are to be restricted to garden-type facilities, no apartment buildings.
7. Through traffic should be routed out of the floor of the Valley.
8. Future road facilities should be protected from encroachment of buildings until such times as they are necessary and can be constructed. Widening of these roads should be accomplished while keeping in mind the scenic character of the area and the retention of natural vegetation where possible.
9. Parks and recreation areas for young and old should be provided
10. Two County or Area Parks should be provided, one along the Carmel River and the other in the vicinity of San Francisquito Flats.
11. Park and playfield land should be provided in conjunction with each intermediate school site, to provide for joint use of facilities and equipment.
12. Parks should be laid out to retain as much of the natural beauty as possible.

OBJECTIVES - CARMEL HIGHLANDS - CARMEL RIVIERA

To protect the plan area by requiring that all development, including building construction, road construction and landscaping be in keeping with existing rural environment; and to retain and protect the natural beauty of the area while providing for future growth.

PRINCIPLES AND STANDARDS - CARMEL HIGHLANDS - CARMEL RIVIERA

1. The plan area is best suited for and shall be limited to single family residential development.
2. A one-acre minimum building site with design control shall be maintained, except where zoned otherwise.
3. Site control regulations shall be established for grading and building pads, driveways, drainage and protection against extreme cuts or excessive movement of soil.
4. When greenbelts, scenic easements or dedicated open space are established under joint ownership in or with any legal entity the minimum building site shall be one acre.
5. Slope, sight area and density controls or other equivalent controls shall be employed to establish lot sizes for the steeper slopes and to maintain the new character of the community.
6. All development and landscaping along Highway #1 shall be encouraged to protect scenic views.
7. Land owners and developers shall be required to preserve terrain and natural vegetation.

8. A population-road width formula shall be established to govern future construction of hillside roads and drainage, with present road widths maintained subject to safety considerations.
9. Highway #1 shall be maintained as a scenic two-lane route with additional turnouts where feasible.
10. All outdoor advertising signs shall be eliminated or placed under rigid control.
11. Future development east of Highway #1 in the area shall be served by separate and adequate road access.

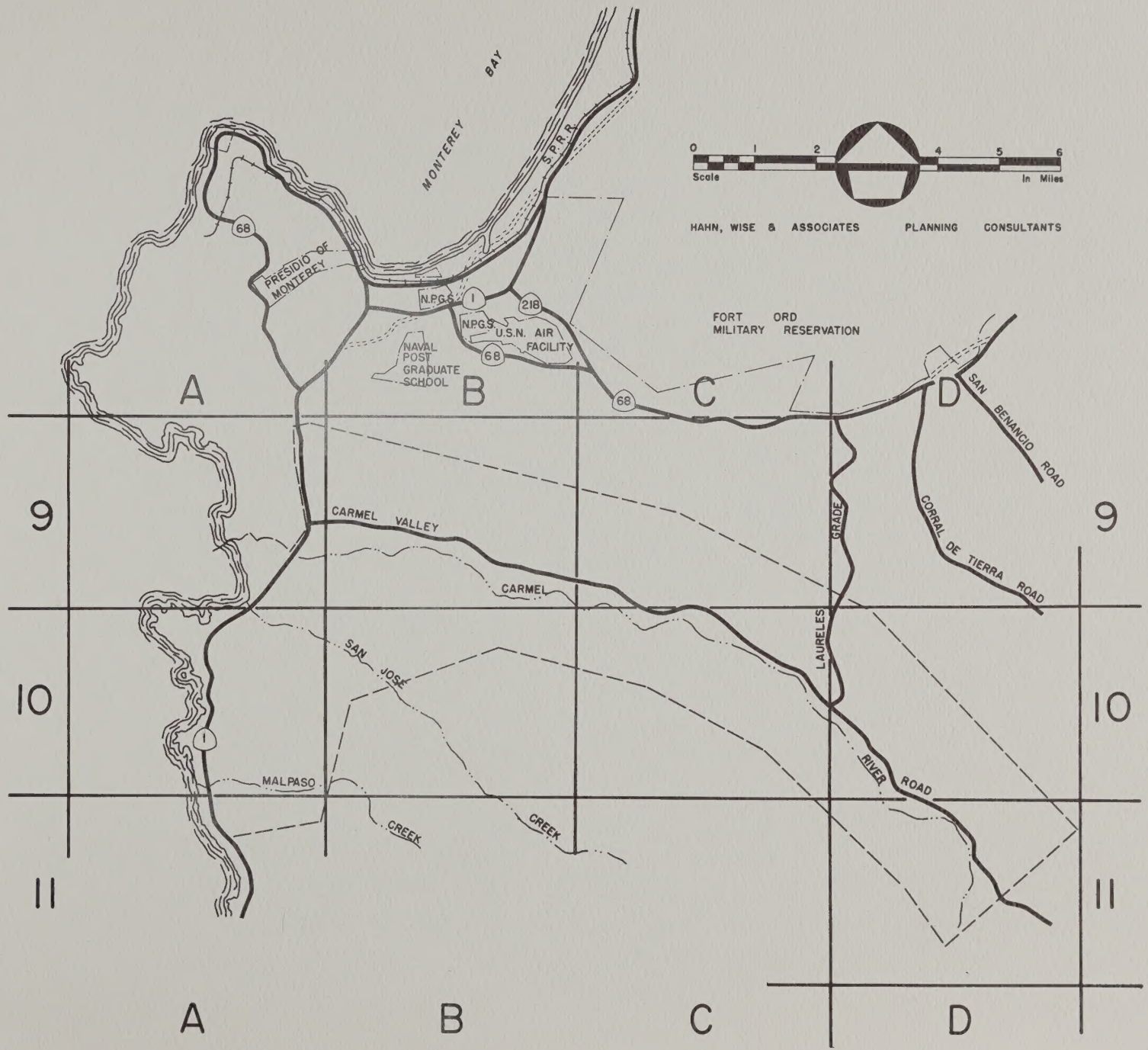
A SUMMARY OF GENERAL PLANS

The Plan as adopted or recommended for adoption is divided into geographical areas as indicated previously. The Plan following is presented on larger scale maps (1" = 500') and therefore rather than being indicated as two planning areas, the Summary of the General Plan is set out upon eight maps.

The Summary of the General Plan following is, generally, the plan that has been previously adopted or recommended for adoption. The only changes in the plan reflect very minor conflicts between land use on the boundaries of the two planning areas.

The following pages show an index map to the plan maps, followed by eight maps, starting at Highway #1 and Carmel Valley Road and extending easterly throughout the Valley and southerly to approximately a mile south of Malpaso Creek.

INDEX TO LAND USE PLAN MAPS

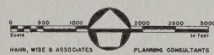




NOTE:
These are average densities from
land use interpretations.

MAP A - 9

CARMEL VALLEY / HIGHLANDS
GENERAL PLAN



FEB - 1969

PROPOSED

RESIDENTIAL

	SITE SIZE IN ACRES	
Single Family	2 1/2 or more	[Pattern]
Single Family	2	[Pattern]
Single Family	1	[Pattern]
Single Family	1/2	[Pattern]
Single Family	1/4 or less	[Pattern]
Low Density Multiple		[Pattern]

(Densities interpreted from adopted Land Use Plans)

LAND USES

COMMERCIAL	[Pattern]
PARKS / RECREATION	[Pattern]
FLOOD PLAIN / OPEN SPACE	[Pattern]
SCHOOLS	[Pattern]
High School	[Symbol]
Junior High	[Symbol]
Elementary	[Symbol]

EXISTING PROPOSED
[Symbol] [Symbol]
[Symbol] [Symbol]
[Symbol] [Symbol]

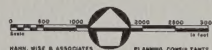
CIRCULATION

	EXISTING	PROPOSED
Major Roads	[Symbol]	[Symbol]
Minor Roads	[Symbol]	[Symbol]
Skyline Parkway	[Symbol]	[Symbol]
Scenic Highway	[Symbol]	[Symbol]
Interchange	[Symbol]	[Symbol]



MAP B - 9

CARMEL VALLEY / HIGHLANDS
GENERAL PLAN



FEB - 1969

PROPOSED

RESIDENTIAL

Single Family
Single Family
Single Family
Single Family
Single Family
Low Density Multiple

SITE SIZE
IN ACRES
2 1/2 or more
2
1
1/2
1/4 or less



(Densities interpreted from adopted Land Use Plans)

LAND USES

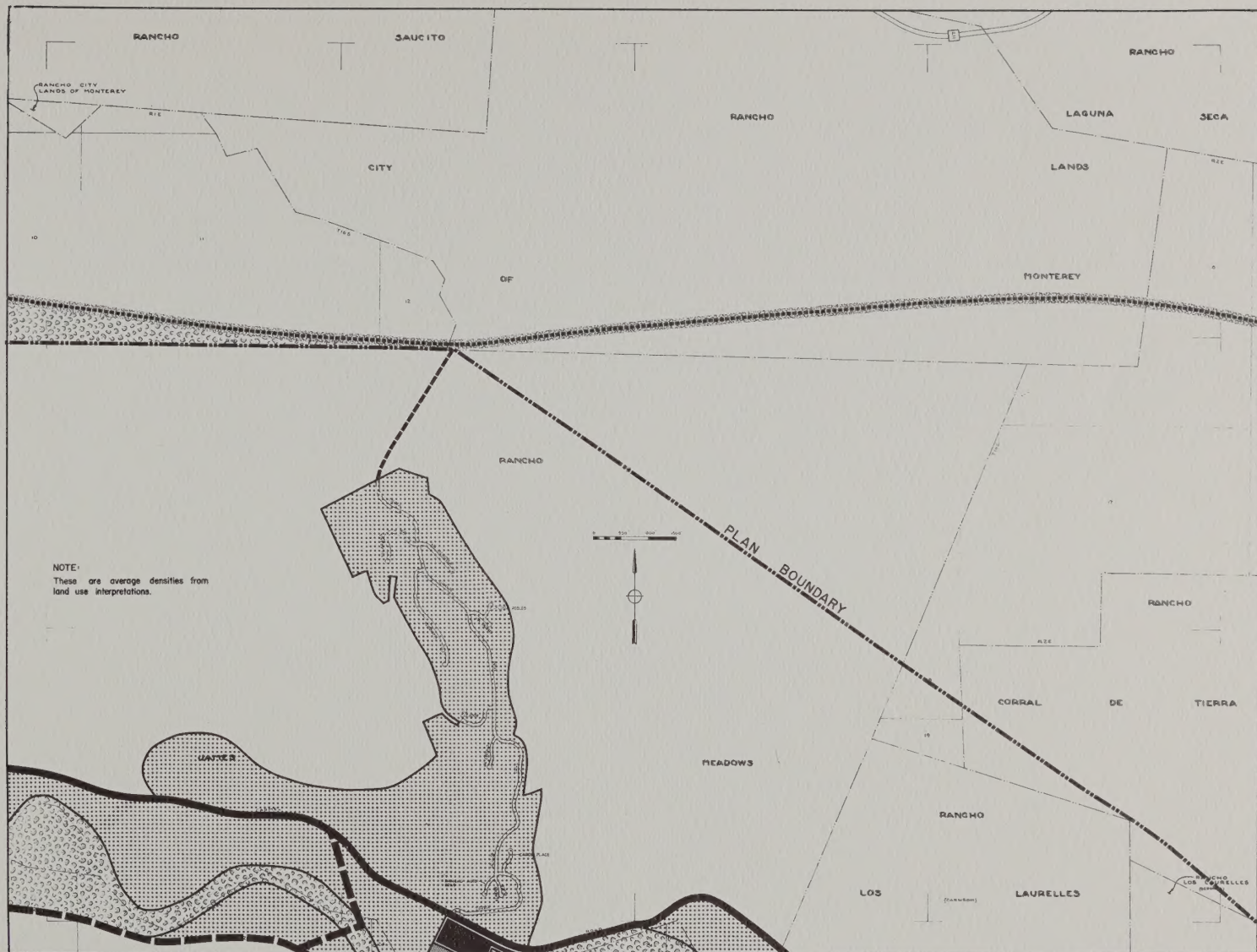
COMMERCIAL
PARKS / RECREATION
FLOOD PLAIN / OPEN SPACE
SCHOOLS
High School
Junior High
Elementary

EXISTING PROPOSED
H H
A A
E E

CIRCULATION

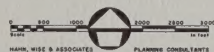
Major Roads
Minor Roads
Skyline Parkway
Scenic Highway
Interchange

EXISTING PROPOSED
— —
— —
— —
— —
— —



MAP C - 9

CARMEL VALLEY / HIGHLANDS GENERAL PLAN



FEB - 1969

PROPOSED

RESIDENTIAL

	SITE SIZE IN ACRES	
Single Family	2 1/2 or more	[Pattern]
Single Family	2	[Pattern]
Single Family	1	[Pattern]
Single Family	1/2	[Pattern]
Single Family	1/4 or less	[Pattern]
Low Density Multiple		[Pattern]

(Densities interpreted from adopted Land Use Plans)

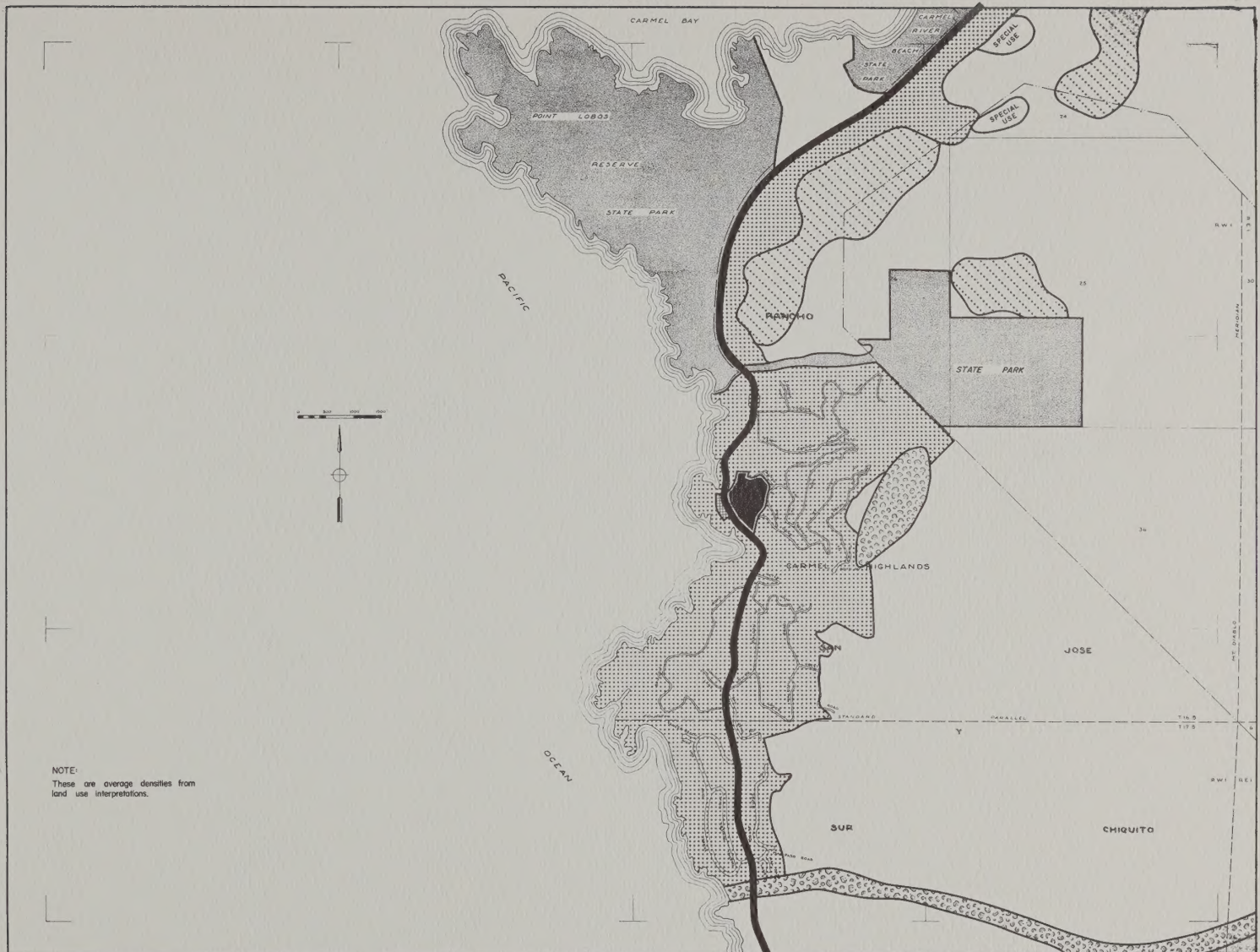
LAND USES

COMMERCIAL	[Pattern]
PARKS / RECREATION	[Pattern]
FLOOD PLAIN / OPEN SPACE	[Pattern]
SCHOOLS	[Pattern]
High School	[Symbol]
Junior High	[Symbol]
Elementary	[Symbol]

EXISTING	PROPOSED
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]

CIRCULATION

	EXISTING	PROPOSED
Major Roads	[Symbol]	[Symbol]
Minor Roads	[Symbol]	[Symbol]
Skyline Parkway	[Symbol]	[Symbol]
Scenic Highway	[Symbol]	[Symbol]
Interchange	[Symbol]	[Symbol]



MAP A-10

CARMEL VALLEY / HIGHLANDS GENERAL PLAN



FEB-1969

PROPOSED

RESIDENTIAL

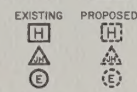
Single Family
Single Family
Single Family
Single Family
Single Family
Low Density Multiple

SITE SIZE
IN ACRES
2 1/2 or more
2
1
1/2
1/4 or less



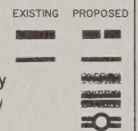
LAND USES

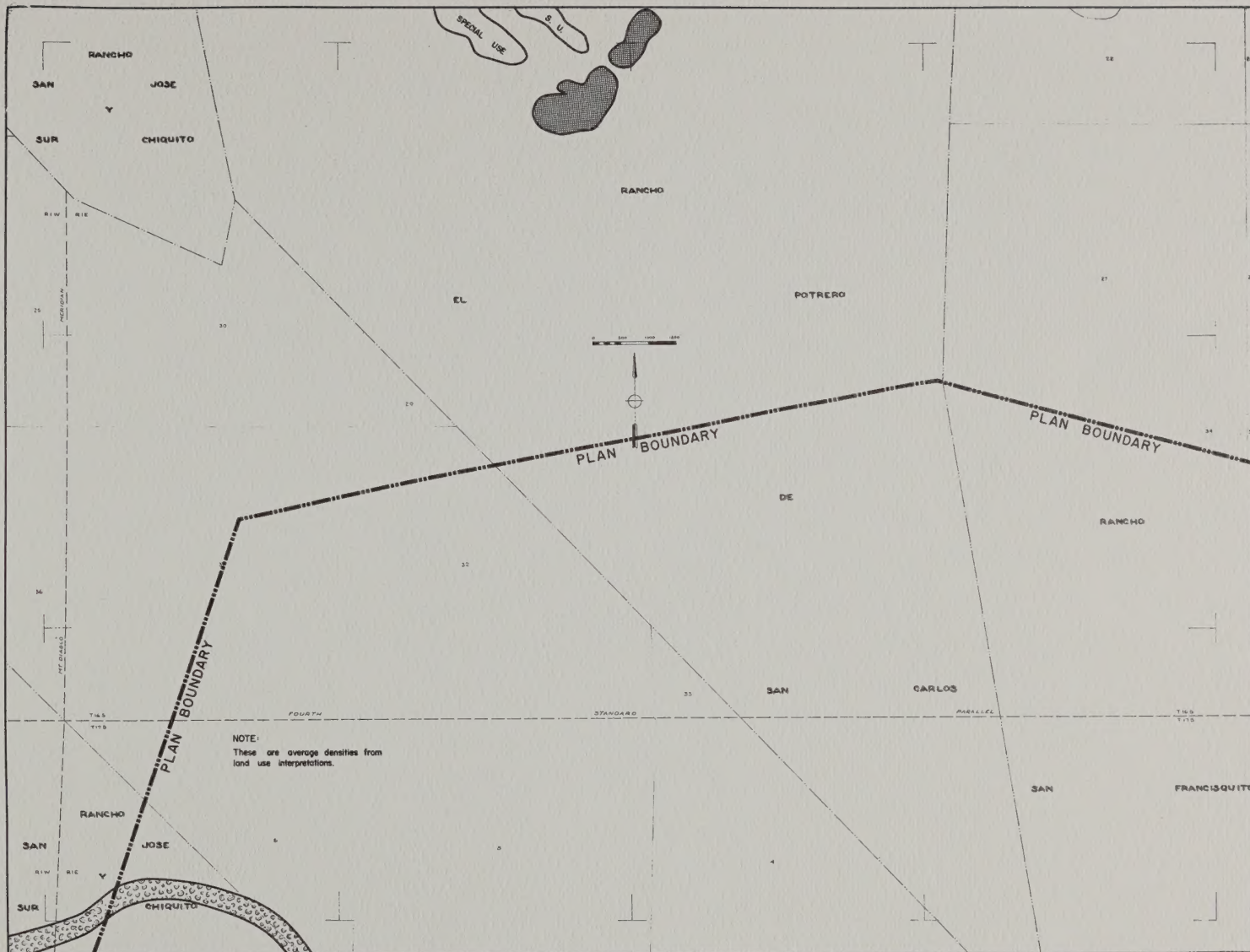
COMMERCIAL
PARKS / RECREATION
FLOOD PLAIN / OPEN SPACE
SCHOOLS
High School
Junior High
Elementary



CIRCULATION

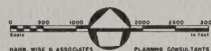
Major Roads
Minor Roads
Skyline Parkway
Scenic Highway
Interchange





MAP B-10

CARMEL VALLEY / HIGHLANDS
GENERAL PLAN



FEB. - 1969

PROPOSED

RESIDENTIAL

	SITE SIZE IN ACRES	or more
Single Family	2 1/2	
Single Family	2	
Single Family	1	
Single Family	1/2	
Single Family	1/4	or less
Low Density Multiple		

(Densities interpreted from adopted Land Use Plans)

LAND USES

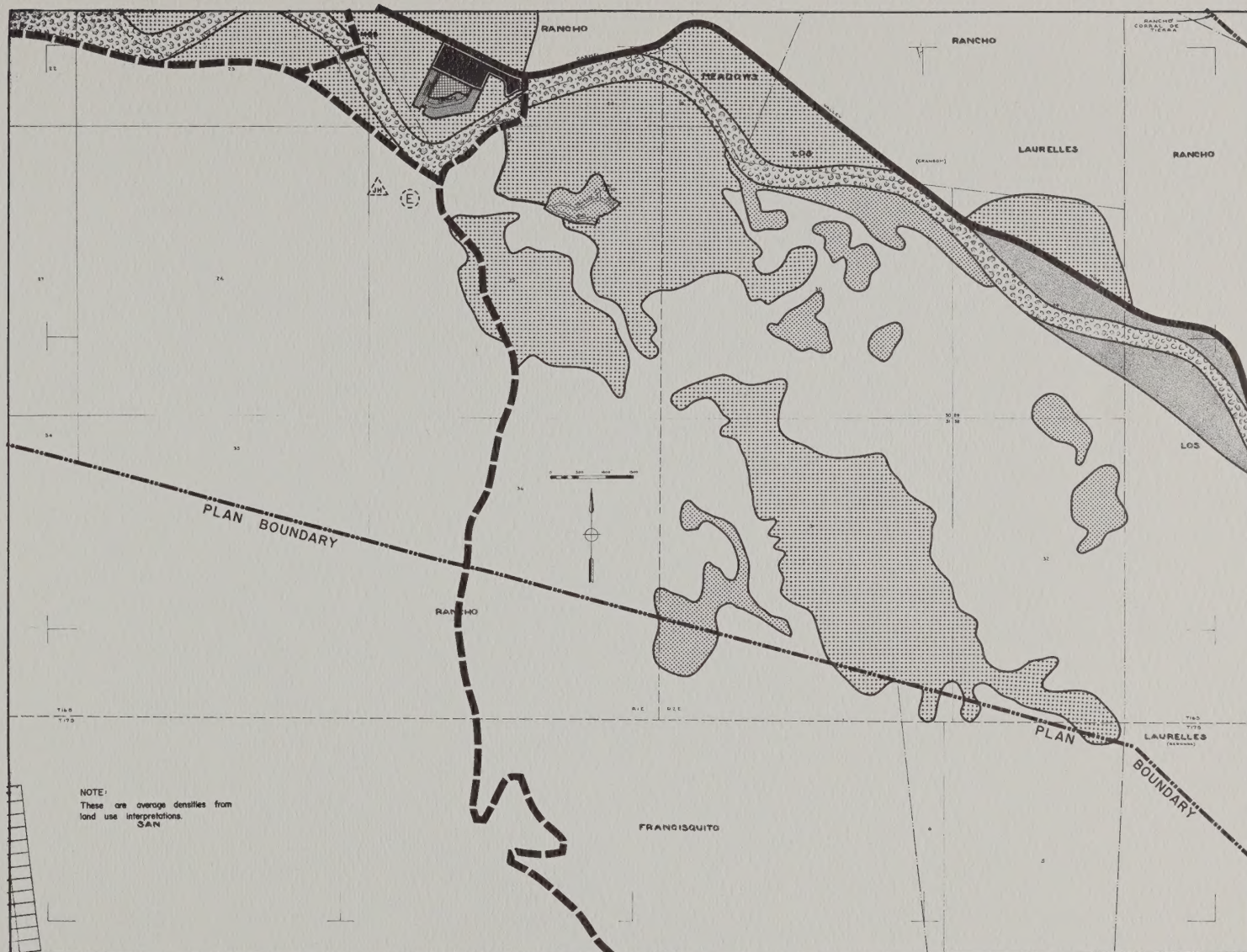
COMMERCIAL

PARKS / RECREATION
FLOOD PLAIN / OPEN SPACE
SCHOOLS
High School
Junior High
Elementary

EXISTING	PROPOSED

CIRCULATION

	EXISTING	PROPOSED
Major Roads		
Minor Roads		
Skyline Parkway		
Scenic Highway		
Interchange		

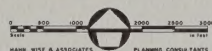


MAP C - 10		PROPOSED		LAND USES		CIRCULATION	
CARMEL VALLEY / HIGHLANDS GENERAL PLAN		RESIDENTIAL	SITE SIZE IN ACRES	COMMERCIAL		EXISTING	PROPOSED
 FEB.-1969		Single Family	2 1/2 or more	PARKS / RECREATION		Major Roads	
		Single Family	2	FLOOD PLAIN / OPEN SPACE		Minor Roads	
		Single Family	1	SCHOOLS		Skyline Parkway	
		Single Family	1/2	High School		Scenic Highway	
		Single Family	1/4 or less	Junior High		Interchange	
		Low Density Multiple		Elementary			
		(Densities interpreted from adopted Land Use Plans)					



MAP D-10

CARMEL VALLEY / HIGHLANDS
GENERAL PLAN



FEB.-1969

PROPOSED

RESIDENTIAL

Single Family
Single Family
Single Family
Single Family
Single Family
Low Density Multiple

SITE SIZE
IN ACRES
2 1/2 or more
2
1
1/2
1/4 or less



(Densities interpreted from adopted Land Use Plans)

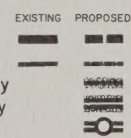
LAND USES

COMMERCIAL
PARKS / RECREATION
FLOOD PLAIN / OPEN SPACE
SCHOOLS
High School
Junior High
Elementary



CIRCULATION

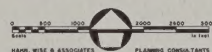
Major Roads
Minor Roads
Skyline Parkway
Scenic Highway
Interchange





MAP D-11

CARMEL VALLEY / HIGHLANDS GENERAL PLAN



FEB.-1969

PROPOSED

RESIDENTIAL

	SITE SIZE IN ACRES	
Single Family	2 1/2 or more	[Pattern]
Single Family	2	[Pattern]
Single Family	1	[Pattern]
Single Family	1/2	[Pattern]
Single Family	1/4 or less	[Pattern]
Low Density Multiple		[Pattern]

(Densities interpreted from adopted Land Use Plans)

LAND USES

COMMERCIAL	[Pattern]
PARKS / RECREATION	[Pattern]
FLOOD PLAIN / OPEN SPACE	[Pattern]
SCHOOLS	
High School	[Symbol]
Junior High	[Symbol]
Elementary	[Symbol]

EXISTING
[Symbol]
[Symbol]
[Symbol]

PROPOSED
[Symbol]
[Symbol]
[Symbol]

CIRCULATION

	EXISTING	PROPOSED
Major Roads	[Symbol]	[Symbol]
Minor Roads	[Symbol]	[Symbol]
Skyline Parkway	[Symbol]	[Symbol]
Scenic Highway	[Symbol]	[Symbol]
Interchange	[Symbol]	[Symbol]

APPENDIX

GENERAL LAND USE ELEMENTS, OBJECTIVES, PRINCIPLES AND STANDARDS EXCERPTS FROM THE MONTEREY COUNTY GENERAL PLAN

GENERAL LAND USE ELEMENT
OBJECTIVES, PRINCIPLES AND STANDARDS

Approximately 99.0% of Monterey County is unincorporated land, with 70% used for farm land, range land, forests, roads, urban areas and other uses. Federal lands, which include national parks and military reservations comprise 28.6% of the unincorporated area, while state beaches and other state uses occupy .73%.

With continued growth there will be expansion of present land uses as well as the filling in of unused land in otherwise developed parts of the county. Economic factors and other pressures from within and outside the county will determine the rate of land use growth. For example, a change in government policy could affect the status of the military in the county, although it is not anticipated that the acreage or the military population will measurably increase.

Land annexed to incorporated towns and cities will add to the 1.0% of the county which is now incorporated, as well as incorporation of new urban areas. With proper planning these areas may continue to define their identity by retaining open space or features from natural boundaries within the cities and towns as well as between them.

There are various conflicts in land use in Monterey County, a notable example being the Salinas Valley, where the level land is not only productive agriculturally, but is also suitable for all types of building uses as well as transportation routes. Fortunately, however, sufficient land exists for all uses and through proper planning and compatibility of uses a well balanced county may be realized.

OBJECTIVE (Countywide)

To assure orderly and beneficial development of the county and to protect the character and the physical, economic and social stability of land use in Monterey County.

A place for everything and everything in its place.

PRINCIPLES AND STANDARDS: (Countywide)

1. To cooperate with urban, as well as other areas of Monterey County in establishing land use patterns and sound development while recognizing the personality and characteristics of individual communities.
2. The overall development of each community shall be accomplished in the most economical manner, consistent with providing conveniences, amenities and satisfactory services.
3. To encourage compact urban development with natural as well as artificial limits of growth established for individual communities.
4. To encourage annexation to existing cities where possible in order to provide needed utilities and other services as economically as possible.
5. To avoid land use conflict through encouragement of planned developments.
6. To give all land uses protection and to provide for a balanced plan, giving each land use the consideration and protection it can rightfully expect.
7. To cooperate in the development of compatible land use patterns with surrounding counties.

RESIDENTIAL LAND USE

Future population growth is expected to take place in or near the present centers of population, which will mean providing dwelling units for two and one half times the present population by 1980. Based on this assumption, Salinas, Northern Monterey County and the Monterey Peninsula will be the areas of the greatest urban expansion. It becomes apparent that unless desirable population densities are determined it will be difficult to control growth patterns

and anticipate needed services. Densities based on community values will also provide a means of protecting desirable increases and still place the population expansion on locations most beneficial to the community.

OBJECTIVE: (Countywide)

To encourage and direct residential growth which will provide a pleasant way of life and reflect the natural attributes of Monterey County.

PRINCIPLES AND STANDARDS: (Countywide)

1. Practical residential growth densities should be encouraged to promote development which retains the desirable characteristics of Monterey County.
2. The individual communities should each retain their own identity and personality with separation by open space or other techniques.
3. Unregulated growth and checkerboard developments on the fringes of cities should be discouraged.
4. The use of vacant areas and re-use of deteriorating areas within or near urban areas should be encouraged.
5. The entrances to urban areas should be enhanced and protected.
6. Site selection based on slope, vegetation and terrain rather than stereotype grid development should be encouraged in all areas.
7. Special treatment of areas of outstanding beauty, historical or scenic attractiveness should be encouraged.
8. Areas should be made available for all types of residential development, including mobile homes, resort hotels, row houses, apartments, etc.
9. Areas of integrated land use should be provided where conditions justify.

10. Development of housing should be encouraged for all income ranges.
11. Residential expansion should be directed toward non-agricultural lands.
12. General densities should be established on which to determine the size and type of public facilities needed for proper service.
13. Professional offices should be considered as a compatible land use with multi-family dwellings.
14. Multiple family dwellings should be considered where appropriate to concentrate population rather than to indiscriminately spread residential areas into other land uses.
15. Residential neighborhoods should be secluded, but not isolated.
16. Residential growth should consider control of scenic areas, access, site location, and other desirable features at all times.

COMMERCIAL LAND USE

At the present time the major commercial centers, with one exception, are the central business districts of the towns and cities in the county. As the population increases and urban areas expand, new commercial centers based on the purchasing power and needs of the expanded population will develop.

If the population increases are near the present centers of population, the central business districts will remain the dominant business and commercial areas. The outlying centers, which would fulfill the everyday needs of the people in the immediate vicinity, should have grouped facilities to avoid stringing commercial enterprises along circulation routes.

In some sections of the county the outlying areas may grow faster than the cities, but even though the population tends to become decentralized, the central business districts should maintain a key position by providing the breadth of service.

The important factor is to prevent a serious imbalance of commercial development between the central business districts and the outlying shopping complexes.

With the increase in population the commercial centers should be in planned commercial districts, which, through proper planning and landscaping, would make the commercial centers harmonious with the surrounding properties and terrain.

OBJECTIVE: (Countywide)

To provide for commercial developments which are in accord with other land uses and will conveniently and effectively serve the needs of the people.

PRINCIPLES AND STANDARDS: (Countywide)

1. Commercial uses should be grouped within compact areas and the size of the commercial uses geared to the potential market.
2. Commercial areas should be developed on economic needs and justifications.
3. The central business district of each urban center should be recognized as the dominant commercial and financial center for the surrounding trade areas. The civic, cultural and entertainment activities should be located adjacent to the central business district.
4. Wholesale storage and distribution areas and commercial terminals should be located near major transportation facilities.

5. Tourist facilities should be provided and expanded where feasible and where necessity for this type of service to the travelling public is shown.
6. To promote tourism through encouragement of resort facilities, both public and private.
7. Strip commercial development should be discouraged.
8. Provisions should be made to retain or protect areas needed for future commercial needs.
9. Where appropriate provisions should be made for the following types of commercial areas:
 - a. Neighborhood shopping areas.
 - b. Community shopping areas.
 - c. Regional shopping areas.
 - d. Central business districts.
 - e. Highway service areas.
 - f. General retail service areas.
 - g. Wholesale and distributive areas.
 - h. Professional offices.

RECREATIONAL LAND USE

The trend has been for the cities to develop playgrounds and parks for their own use. The county has limited its activities to participating on a matching basis with the state to acquire needed lands. While the county has shown an increased interest in the last few years in the development of inland and regional parks, the state and federal governments will probably continue to be the major contributor to development of recreation areas as well as the individual cities. It is also expected that private enterprise will be encouraged to develop as many recreational facilities as possible.

More parks and other forms of recreation will be required, not only to satisfy the increased population, but also the increasing amount of leisure time. Pleasure driving, which is a form of recreation, will increase with the greater numbers of automobiles and scenic highways.

By encouraging tourists and the continued development of recreational facilities, Monterey County could offer a playground which could continue to satisfy the needs of its residents as well as visitors. The recreational facilities of the county could also serve the needs of surrounding areas which will not or cannot provide their own.

The national publicity which has been given recreation, combined with the geographical location and natural attributes of Monterey County forecast an increasingly greater importance for all types of recreation in the county.

OBJECTIVE: (Countywide)

To reserve land for recreational facilities, encourage private recreational development and other open uses in categories characteristic and beneficial to the residents of Monterey County as well as to meet tourist needs today and in the future.

PRINCIPLES AND STANDARDS: (Countywide)

1. Provide for the orderly acquisition and development and control of a comprehensive recreation system for Monterey County.
2. Recreational resources should be protected for the future as these resources are largely irreplaceable natural assets.
3. Encourage or provide recreational facilities and other open uses in central locations near all living and working areas and in areas of outstanding beauty sufficient to meet the varying needs of the people to be served.
4. Proper commercial recreational uses should be encouraged to augment public recreational programs, however board-walk or honky-tonk recreational facilities should be avoided.
5. The sites for recreation should be evaluated to assure they have maximum flexibility and adaptability to the constantly changing recreation needs and interests.
6. The development of waterfront property should be encouraged for all suitable types of recreational uses to meet the needs of local, regional and state-wide residents.
7. The Monterey coastal area should provide harbors of refuge for recreational as well as commercial boating.
8. The river areas which provide the best recreational attractions should be preserved.
9. Recreation should take advantage of multi-purpose land, such as reservoirs and flood plains.

10. Encourage the development of a system of scenic highways by establishing special architectural site and landscape control and visual line control, thereby preserving areas of outstanding scenic quality.
11. Provisions should be made for adequate number of campsites, overnight camping facilities, scenic turnouts and roadside rests.
12. Provisions should be made for riding, hiking and cyclist trails on local as well as state-wide programs.
13. Adequate facilities should be provided for conventions, fairs and other public events.
14. Advantage should be taken of prospective areas of sufficient size and location for parks, recreation and other uses of sufficient size and location to meet the demands of future populations.
15. The development of major recreational facilities to serve regional and state-wide residents should be encouraged.
16. The development of major recreational and other related uses should be provided for by private enterprise, and at all governmental levels including cities, the county, State and Federal agencies.
17. Encourage private recreational development as a supplemental program to provide for recreational needs.

AGRICULTURAL LAND USE

The highly productive agricultural lands occupy but 7% of the total land in the county, yet agriculture is the greatest single source of income. Not only is agriculture important to the county, but to the state and to the nation. This is made evident by the fact that Monterey County is first in the nation in the production of lettuce, artichokes and strawberries.

The income from agriculture in 1967 was \$199,094,806 which was an increase of \$66,300,272 over the 1960 figure. There are approximately 180,406 acres of irrigated land in the county and, in addition there are thousands of acres of dry farmed as well as range and pasture land. Particularly outstanding is the Salinas Valley, which contains the finest soil in the world, and is in the only area in the United States with a large level area of highly productive soil as well as ocean fog which is so desirable for succulent vegetables. Due to the climatic conditions and the lack of weather extremes, vegetables may be produced and marketed eight to nine months of the year.

A total of 218,731 acres were zoned exclusively for agriculture in 1967; of these 25,000 acres were in grazing land and 191,731 acres in prime agricultural land. The continued increase in population, the accompanying growth in industry, highways, and other urban land uses is a continuing threat to the retention of agricultural land for agricultural purposes. With 100 to 150 acres of the county being urbanized annually, the safeguarding of agricultural lands is as essential as the protection afforded other types of land use.

OBJECTIVE : (Countywide)

To preserve and protect the prime and productive agricultural lands and the agricultural economy of Monterey County.

PRINCIPLES AND STANDARDS: (Countywide)

1. Prime agricultural lands, wherever possible, should be separated and protected from other uses, and only those uses related to agriculture should be located on prime agricultural lands.
2. Agricultural uses should be encouraged as a means of providing open space.
3. Agricultural lands which are used for grazing and other purposes, although not considered prime soils, should be given protection.
4. Prime agricultural land must be recognized as an equal to other major land uses and given the protection it deserves as a developed use.

CIRCULATION ELEMENT

Monterey County will need adequate highways and freeways throughout the county to meet both internal and external needs. Consideration should be given to a new category of road which would consider both the right-of-way and landscape it traverses, as well as the protection of certain areas of historic and scenic nature. These would be scenic ways or scenic highways. Monterey County, except for a few minor exceptions, has a good basic road pattern. According to a study authorized by the State to determine road conditions in California, Monterey County had 1,257 miles of County roads in 1960, not including State roads. In 1967, the County's total maintained road mileage was 1,314 and there were 27,268 miles of State Highways. Of the 1,314 miles 507.49 miles were in the County Select Road System and 806.51 miles were minor roads.

A good road pattern, well maintained, plays an important role in the economy of the County. Industry, tourism, commerce, and agriculture must be adequately served for a healthy economic climate. Each road from major to minor plays its part in establishing a safe and efficient network for the County. Without proper direction, the roadways in many instances establish land-use patterns and growth acceleration.

The rate of population increase in the future will increase the number of motor vehicles privately and commercially owned, while the number of miles that the individual automobile is driven each year will increase. The ratio of persons per automobile is constantly decreasing; and with the added increase in commercial vehicles expanded by industrial and commercial uses, circulation will become more crowded and more complex.

Recreation is expected to grow in popularity; and at present, it accounts for between 35% and 50% of all travel. To meet this increase in mobility, the major roads in the County will have to be enlarged in a manner that will not impair natural beauty or destroy agricultural lands.

Major rights-of-way must be based on future population potential and projected community design as well as the function expected of the facility. These future rights-of-way must be located and protected against likely development which might otherwise preclude their construction or increase the cost so as to be economically undesirable.

Airports must be protected as part of the inter-county circulation system as well as a major transportation media nationwide. The growing trend toward interstate ownership of land for the agricultural industry as well as other industries is increasing the popularity of this means of travel. Airports must be integrated with good roads to provide efficient transportation. Although travel by rail has been declining in recent years, this, too, is an important traffic artery, especially for freight and long distance hauling and should be linked to other modes of transportation for efficient service.

When a deep water harbor at Moss Landing is developed with highway and rail arteries to it, shipping of produce from Monterey County and raw materials to Monterey County will make this circulation link an important one for the county.

Current trends show no immediate need for a rapid transit system other than the need for improved intra-urban facilities. However, the possibility of rapid transit and inter-urban transit should be considered; and present rights-of-way which might be outmoded should be retained for future possibilities.

OBJECTIVE: (Countywide)

To plan a circulation system which will provide safe, efficient, and economic movement of people and goods, yet recognize, incorporate, and retain the natural beauty of the County.

PRINCIPLES AND STANDARDS: (Countywide)

1. The plan should coordinate all thoroughfares and roads as well as all types of Circulation facilities and terminals in the County, adjoining counties and states.
2. Thoroughfares should expedite movement of traffic and should be properly linked with local circulation facilities.
3. Highways running through areas having outstanding beauty, scenic qualities or historical significance should be treated as scenic highways and considered as an integral part of the corridor through which they pass, providing sensitive treatment for the road and adjoining land as well
4. Consideration should be given to the following types of transportation facilities:
 - a. Air Terminals. Provision should be made for the establishment of air terminals and inter-city air facilities to keep abreast of future developments as new concepts arise.
 - b. Railroad and Railroad Terminals. Provision should be made for abandoned rail-lines to be retained for future rapid transit possibilities.
 - c. Passenger and Freight Highway Lines and Terminals.
 - d. Ports for Water Facilities.
 - e. Passenger Automobiles.
 - f. Mass Transit Systems.
5. All roads should be attractive as well as safe and efficient.

6. Adequate road standards must be developed to meet all road requirements based on potential use and volume.
7. Future rights-of-way must be located and protected.
8. Consideration should be given to a circulation system which will provide arterials between residential areas and work areas.
9. All circulation systems should be oriented and so designed to recognize the community values of the areas through which they pass.
10. There should be a balance between living and work centers to minimize commuting needs.

PUBLIC FACILITIES AND PUBLIC BUILDINGS ELEMENT

Public facilities and public buildings are designed to serve existing and future populations, providing for the basic needs including sewerage, refuse disposal, drainage, rights-of-way, easements, community centers, public schools, libraries, police and fire stations and other public buildings and utilities. Public services and facilities and public buildings are included as elements of the State Planning Act.

The public services, facilities and public buildings which are included as elements of the State Planning Act are generally located within urbanized areas. The services in the rural areas are provided for by such agencies as the State and District Fire Departments, Federal or U. S. Forest Service and fire fighting facilities, Sheriff's office, sub-stations for police protection, and schools.

It is important to the welfare of the residents and visitors to Monterey County that these facilities be properly located and that their functions be integrated with surrounding land uses. The needs for these facilities will increase with growth and they should be anticipated and provided for to meet population expansion.

OBJECTIVE: (Countywide)

To recognize the necessity for and to locate public facilities and public buildings in anticipation of increased development.

PRINCIPLES AND STANDARDS: (Countywide)

Due to the detailed nature of public facilities and services, they are provided for and included in the more precise plans for specific areas of Monterey County rather than under the broader scope of the Monterey County General Plan. On the basis of the studies the following principles are set forth:

CONSERVATION ELEMENT

The natural landscape of Monterey County has an economic value as well as a scenic and aesthetic value, and it will be increasingly valuable in the years to come. Natural resources are irreplaceable and should be preserved and protected wherever possible.

The conservation of the natural landscape has continued to make the county a pleasant place in which to live as well as being a prime attraction for the tourists who travel great distances to visit its scenic and historic setting. These areas of outstanding scenic quality should be given special consideration, and in this way the aesthetic values will become economic assets.

The conservation of agricultural lands in the Salinas Valley is important to the economy of the county. Although many of the urban areas in the Salinas Valley are located on agricultural lands, it is possible to have orderly expansion of urban areas with relatively small losses of agricultural lands.

Unless the natural setting and atmosphere of the county is protected and conserved, promiscuous urban sprawl and uncontrolled growth could devour the very thing that makes the county outstanding.

OBJECTIVE: (Countywide)

The conservation of natural irreplaceable resources in Monterey County for practical purposes as well as for recreational uses and the preservation of natural beauty.

PRINCIPLES AND STANDARDS: (Countywide)

1. Conservation programs should be developed on all governmental levels.
2. Open space programs should be developed to protect the scenic vistas throughout the county.
3. The spectacular scenery of the Monterey coastal area should be conserved.
4. The Monterey County shoreline should be protected wherever possible for the enjoyment of the public.
5. The areas of outstanding historic, scenic and cultural heritage should be conserved and protected.
6. Land should be integrated with the road to form scenic corridors along scenic highways.
7. Outdoor advertising should be restricted.
8. Open type land uses such as agricultural, grazing or watershed areas should be encouraged.
9. Flood plains and watershed areas should be protected and wherever feasible used for recreational purposes.
10. Reservoir or water recreation reservoirs should be placed in the county to provide for water conservation, flood control and multi-purpose recreation uses.
11. Small streams and canyons of the foothills are desirable water storage areas and should ultimately be planned for this use.

OPEN SPACE ELEMENT

Open space in the county may be achieved in many different ways, from scenic easement to outright dedication, and it is the diversification of usage that makes it most effective. The national forests provide broad expanses of open space, while the careful planning on a densely populated residential area may provide a proportionate amount of open space for relief and contrast. Open space may be used advantageously in conjunction with all types of land use as well as unused land. In a county such as Monterey, where there is a desire to retain the natural beauty and rural atmosphere, knowledgeable application of open space in planning is of utmost importance. If properly planned, it may be used to advantage in school yards, parks, recreation areas, agricultural lands, scenic highways and many other places.

Agricultural lands afford a particularly advantageous method of providing large areas of open space. They form desirable separation between towns and cities in the Salinas Valley and are not only pleasant to view, but are also economic assets to the county.

Scenic highways should be regarded as scenic corridors, of which open space is an integral part, and protective measures should be taken to safeguard the natural attributes through which they pass.

OBJECTIVE: (Countywide)

To retain the character and natural beauty of Monterey County by the preservation and control of open space.

PRINCIPLES AND STANDARDS: (Countywide)

1. To define natural urban areas of growth through the use of open space.
2. To encourage recreational facilities which will provide open space at all governmental levels.
3. To encourage the government to retain open space on the perimeter of military reservations and in other public areas.
4. To encourage the incorporation of open space in all types of development, including residential, commercial and industrial.
5. To help retain the rural atmosphere of the county through the use of open space.
6. To retain agricultural lands for open space as well as for economic reasons.
7. To protect the ocean frontage by encouraging waterfront acquisition and restrictive development.
8. To encourage open space through the clustering of development with passive and active recreational areas.
9. To inventory and locate natural areas worthy of special consideration and attention.
10. To establish open space patterns which will compliment the locations of future developments.
11. To define and establish the use of flood plain areas as open space.

U.C. BERKELEY LIBRARIES



C124925694

OCT 27 1972

